

# DELHI STATE LAND SETTLEMENT FARMS

## Notice of the Throwing Open for Settlement by the STATE LAND SETTLEMENT BOARD of the Second Unit of the Delhi State Land Settlement and Certain Portions of the First Unit of Said Delhi State Land Settlement Located in Merced County, California, Under and in Accordance With the Terms of the “LAND SETTLEMENT ACT” Approved June 1, 1917, as Amended.

THE STATE LAND SETTLEMENT BOARD offers to intending settlers fifty-two farm allotments and seven farm-laborers' allotments in the second unit of the Delhi State Land Settlement, and also twenty-nine farm allotments in the first unit of the said Delhi State Land Settlement, located in Merced County, hereinafter more particularly described. This land will be open to inspection from 12 o'clock noon on the 10th day of September, 1920, to the hour of 12 o'clock noon on the 11th day of October, 1920.

A subdivisional map and soil map of the said second unit, and also of the said first unit, is at the office of the Board on the property, where it may be inspected by intending settlers. The said subdivisional plan and soil map shows the number, location and area of the different allotments with their allotment numbers and a Table No. 1 attached thereto, as hereinafter set forth, giving the price of each farm allotment and each farm laborer's allotment and of certain improvements already made by the Board thereon.

At the time of purchase of the farm allotments and farm laborers' allotments, **five per cent of the cost of the land must be paid and forty per cent of the cost of the improvements.**

Payment of the remainder of the purchase price of the land can, if desired, be made in **seventy-three (73) semi-annual payments** extending over thirty-six and one-half (36½) years, with interest at the rate of **five per cent per annum**, payment of principal and interest to be made semi-annually. These payments will be amortized in accordance with a table approved by the Federal Farm Loan Board.

If settlers desire they can make a larger initial payment or they can pay off any number of installments of the principal at any installment date after five years from the first payment. Payments of the remainder of the purchase price of the improvements can, if desired, be made in semi-annual payments extending over a period of **twenty years** with interest at the rate of five per cent per annum, payments of principal and interest to be made semi-annually. These payments likewise will be amortized in accordance with a table approved by the Federal Farm Loan Board.

With reference to said improvements the settlers may, if they desire, make a larger initial payment or they can pay off any number of installments of the principal at any installment date after five years from the first payment.

All allotments will be sold on an acreage basis at the price per acre as shown in the said Table No. 1, as said table is attached to said subdivisional plan for said first unit and said second unit. The areas given in the table are approximations only and are subject to change as the Board checks the computations and surveys. The settler on making the initial payment will be given a contract of purchase which sets forth the conditions of payment and the obligations a settler assumes. He will be given a deed to the land when payments are complete.

A part of the land has been ditched, leveled, and seeded to crops or planted to vines. Whenever it seems necessary, the Board will prepare land for irrigation, the settler to pay 40% of the estimated cost in cash and pay the remainder of the actual cost in amortized payments extending over twenty years with five per cent interest per annum. It is believed, however, that settlers can prepare their land at less expense than it can be done by the Board, and that the results will be more satisfactory. Loans of money to help defray the cost of such preparation for irrigation will be made by the Board whenever the need for such assistance is manifest.

During the time of settlement the Land Settlement Board will make a yearly charge to cover the cost of distributing water to farms from the main canals of the Turlock Irrigation District. An estimate will be made of this cost and one-half of this will be paid in June, 1921, and each succeeding year thereafter as long as the works are operated by the Board. The actual cost of operation will be made up and the amount due to meet this will be paid by settlers in December of 1921, and each year thereafter. This charge will be for the operation of the distribution system and will be independent of the charges of the Turlock Irrigation District. When ninety per cent of the land has been disposed of to settlers, or earlier, at the option of the Board, a mutual water company will be formed and shares of stock will be issued to settlers in proportion to the irrigable acreage of each allotment. The settlers, as owners of these shares, will operate the distribution system, beyond where water is taken from the canals of the Irrigation District, this system to include

pumping plants and pipe lines. The actual cost of operating the mutual company will be borne by the settlers in proportion to the shares held, the cost of operating the pumping plants being made a part of the general expenses and spread over the entire area.

The purpose of the State Land Settlement Act is stated in Section 2 of said Act as being to provide employment and rural homes for soldiers, sailors, marines and others who have served with the armed forces of the United States in the European war or other wars, including former American citizens who served in allied armies against the central powers and who have been honorably discharged and have been repatriated; to promote closer agricultural settlement, to assist deserving and qualified persons to acquire small, improved farms, to demonstrate the value of adequate capital and organized direction in subdividing and preparing agricultural land for settlement, and to provide homes for laborers.

In accordance with the above, the Board will give preference over civilian applicants to any citizens of California who, as soldiers, sailors, marines and others, have served with the armed forces of the United States as above described and who have been honorably discharged.

Where settlers have enough money to make needed improvements they will be expected to do this.

**Every settler at Delhi will be required in his contract of purchase to become a member of a settlers' cooperative association, and to conform to its constitution and by-laws. Copies of these may be had at the Board's offices.**

Each settler should have such practical knowledge, industry and character as to utilize fully the advantages of soil, climate and liberal financial terms of settlement. No applicant shall be approved who shall not satisfy the Board as to his or her fitness successfully to cultivate and develop the allotment applied for. The settler must have enough money to pay five per cent of the cost of the land and forty per cent of the cost of the improvements. He should also have enough money to buy a working equipment of tools and livestock. This minimum capital depends in some measure on the acreage of land taken and the kind of agriculture the settler intends to follow. The State Board does not believe that anyone should attempt to buy one of these farms who has less than twenty-five hundred dollars capital in cash, or a working equipment of implements and livestock which is the equivalent of such capital, and this has been fixed as the minimum of capital a settler is required to have.

A settler must not be the holder of agricultural land elsewhere or of possessory rights thereto to the value of **fifteen thousand dollars** and must not by this purchase become the holder of agricultural land or possessory rights thereto exceeding such value of fifteen thousand dollars.

Farm laborers will be accepted who are in a position to meet the initial payment named in Table No. 1 hereinafter set forth.

Applicants must be citizens of the United States or have declared their intention to become citizens.

The State Land Settlement Board reserves the right to reject any or all applications as it may see fit. Settlers must be prepared to enter within six months upon actual occupation of the land acquired. No more than one allotment shall be sold to any one person. Settlers will be required to comply with all the terms and conditions of the "Land Settlement Act" of the State of California. Applications for farm allotments and farm laborers' allotments must be made out on the official blank provided by the State Land Settlement Board and filed at the office of the State Land Settlement Board at Delhi or at the office of the Board at Room 100, Agriculture Hall, University of California, Berkeley, California, during the period commencing at 12 o'clock noon on the 10th day of September, 1920, and expiring at the hour of 12 o'clock noon on the 11th day of October, 1920.

The Board will meet at Berkeley on the 15th day of October, 1920, at 10 o'clock a.m., to consider the applications.

### STATE LAND SETTLEMENT BOARD,

By **ELWOOD MEAD**, Chairman

By **G. M. CUMMINGS**, Secretary

Following is "Table No. 1" of said second unit hereinabove referred to as being attached to the subdivisional plan and soil map hereinabove described:

TABLE No. 1  
"Subdivisional Plan" of Second Unit, Delhi State Land Settlement Farm Allotments

Allotment No.	Area in acres (more or less)	Price per acre	Total price	Deposit on land	Half-yearly installment on land	Value of improvements	Deposit on improvements	Half-yearly installment on improvements
201	26.60	\$250 00	\$6,650 00	\$332 50	\$189 53			
202	21.20	250 00	5,300 00	265 00	151 05			
203	21.20	250 00	5,300 00	265 00	151 05			
204	21.40	250 00	5,350 00	267 50	152 47			
205	20.70	250 00	5,175 00	258 75	147 49			
206	25.20	250 00	6,300 00	315 00	179 55			
207	25.10	250 00	6,275 00	313 75	178 84			
208	26.30	250 00	6,575 00	328 75	187 39			
209	32.80	250 00	8,200 00	410 00	233 70			
210	26.80	250 00	6,700 00	335 00	190 95			
211	29.80	250 00	7,450 00	372 50	212 32			
212	27.70	250 00	6,971 00	348 55	181 57	\$83 10	\$33 24	\$1 99
213	29.60	250 00	7,400 00	370 00	210 90			
214	53.60	250 00	13,400 00	670 00	351 90	1,620 00	648 00	38 88
215	23.20	250 00	5,800 00	290 00	165 30	696 00	278 40	16 70
216	18.40	250 00	4,600 00	230 00	131 10	552 00	220 80	13 25
217	18.20	250 00	4,550 00	227 50	129 67	546 00	218 40	13 10
218	17.60	250 00	4,400 00	220 00	125 40	528 00	211 20	12 67
219	37.70	250 00	9,425 00	471 25	268 61	113 10	45 24	2 71
220	48.30	250 00	12,075 00	603 75	344 14	144 90	57 96	3 48
221	30.00	250 00	7,500 00	375 00	213 75	90 00	36 00	2 16
222	39.80	235 00	9,353 00	467 65	266 56	119 40	47 76	2 87
223	56.60	147 50	8,348 50	417 42	237 33			
224	38.20	225 00	8,595 00	429 75	244 65			
225	28.60	250 00	7,150 00	357 50	203 77			
226	21.30	250 00	5,325 00	266 25	151 76	185 00	74 00	4 44
227	17.60	250 00	4,400 00	220 00	125 40			
228	36.20	240 00	8,688 00	434 40	247 61	108 60	43 44	2 61
229	45.40	215 00	9,761 00	488 05	278 19	136 20	54 48	3 27
230	31.80	225 00	7,155 00	357 75	203 92	95 40	38 16	2 29
231	32.60	215 00	7,009 00	350 45	199 76	97 80	39 12	2 35
232	46.00	150 00	6,900 00	345 00	196 65			
233	54.20	167 75	9,092 05	454 60	259 12			
234	44.30	200 00	8,860 00	443 00	252 51			
235	35.10	215 00	7,546 50	377 32	215 08			
236	28.20	215 00	6,063 00	303 15	172 80			
237	26.60	210 00	5,586 00	279 30	159 20			
238	44.70	215 00	9,610 50	480 53	273 90			
239	43.30	205 00	8,876 50	443 83	252 98			
240	20.60	250 00	5,000 00	250 00	142 50			
241	20.00	250 00	5,000 00	250 00	142 50			
242	40.80	150 00	6,120 00	306 00	174 42			
243	46.80	145 00	6,786 00	339 30	193 40			
244	25.00	220 00	5,500 00	275 00	156 75			
245	17.80	220 00	3,916 00	195 80	111 60			
246	47.40	110 00	5,214 00	260 70	148 60			
247	60.00	125 00	7,500 00	375 00	213 75			
248	67.90	125 00	8,487 50	424 37	241 90	1,382 60	553 04	33 18
249	52.80	250 00	8,200 00	410 00	233 70			
250	35.10	250 00	8,775 00	438 75	250 09			
251	35.30	250 00	8,825 00	441 25	251 51			
252	28.50	250 00	5,875 00	293 75	167 44			

TABLE No. 1  
"Subdivisional Plan" of Second Unit, Delhi State Land Settlement Farm Laborer's Allotments

Allotment No.	Area in acres (more or less)	Price per acre	Total price	Deposit on land	Half-yearly installment on land	Value of improvements	Deposit on improvements	Half-yearly installment on improvements
44	4.00	\$300 00	\$1 200 00	\$60 00	\$34 20			
45	3.50	275 00	962 50	48 13	27 43			
46	5.00	275 00	1,375 00	68 75	39 19			
47	4.00	275 00	1,100 00	55 00	31 35			
48	4.00	275 00	1,100 00	55 00	31 35			
49	4.30	275 00	1,182 50	59 13	33 70			
50	2.50	275 00	687 50	34 37	19 59			

Following is "Table No. 1 as Amended" of said first unit hereinabove referred to as being attached to the subdivisional plan and soil map hereinabove described:

TABLE No. 1—As Amended  
"Subdivisional Plan" of First Unit, Delhi State Land Settlement Farm Allotments

Allotment No.	Area in acres (more or less)	Price per acre	Total price	Deposit on land	Half-yearly installment on land	Value of improvements	Deposit on improvements	Half-yearly installment on improvements
126	10.10	\$300 00	\$3,030 00	\$151 50	\$86 35	\$1,000 00	\$400 00	\$24 00
135	16.50	200 00	3,300 00	165 00	95 05			
150	20.10	250 00	5,025 00	251 25	143 21	204 00	81 60	4 90
151	20.10	235 00	4,723 50	236 18	134 62	204 00	81 60	4 90
152	10.00	315 00	3,150 00	157 50	89 77			
153	10.00	300 00	3,000 00	150 00	85 50			
154	10.00	300 00	3,000 00	150 00	85 50			
155	10.00	315 00	3,150 00	157 50	89 78			
156	10.00	300 00	3,000 00	150 00	85 50			
157	10.00	300 00	3,000 00	150 00	85 50			
158	20.00	175 00	3,500 00	175 00	99 75	240 00	96 00	5 76
159	6.80	325 00	2,210 00	110 50	62 99			
160	10.60	315 00	3,339 00	166 95	95 16			
161	10.00	300 00	3,000 00	150 00	85 50			
162	9.80	275 00	2,695 00	134 75	76 81			
163	12.30	230 00	2,829 00	141 45	80 62			
164	12.00	230 00	2,760 00	138 00	78 66			
165	20.00	300 00	6,000 00	300 00	171 00			
166	20.00	300 00	6,000 00	300 00	171 00			
167	44.20	135 60	5,987 00	298 35	170 06			
168	24.80	250 00	6,200 00	310 00	176 70			
169	28.30	250 60	7,075 00	353 75	201 63	2,156 00	862 40	51 74
170	24.70	110 60	2,717 00	135 85	77 43			
171	80.00	78 60	6,240 00	312 00	177 84			
172*	215.00	60 00	12,900 00	645 00	367 65			
173	55.00	125 00	6,875 00	343 75	195 94			
174	56.30	125 00	7,037 50	351 87	200 57			
175	231.20	60 00	13,872 00	663 60	365 35			
176	97.90	100 00	9,790 00	489 50	279 02			

\*(A, B, C.)



# SUBDIVISIONAL PLAN, 2<sup>ND</sup>. UNIT DELHI STATE LAND SETTLEMENT

Located at Delhi, Merced County, California.

Scale 0' 1000' 2000' 3000' 4000' 5000'

Sept. 1920

